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0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

868,900 / 868,900

USE VALUE:

868,900 / 868,900

ASSESSED:

868,900 / 868,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
2		WELLESLEY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BARINELLI JOSEPH	
Owner 2: BARINELLI WILEY KRISTINA	
Owner 3:	

Street 1: 2 WELLESLEY RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: VANBAAR JEROEN/DEBRA -	
Owner 2: -	

Street 1: 2 WELLESLEY RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Wood Shingle Exterior and 2510 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

BUILDING PERMITS	
Date	Number
9/12/2018	1313
6/26/2014	756
5/7/2008	447

Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
Porch	1,000	C				
Addition	149,911					
New Wind	14,700		G9	GR FY09		

ACTIVITY INFORMATION	
Date	Result
6/25/2015	Meas/Inspect
7/1/2014	Info Fm Prmt
1/23/2009	Meas/Inspect
4/25/2007	Permit Visit
9/23/2005	MLS
12/15/2004	MLS
2/17/2000	Mailer Sent
2/17/2000	Meas/Inspect
8/16/1993	AJS

Sign:	VERIFICATION OF VISIT NOT DATA
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Land Section (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family	6004	Sq. Ft.	Site	0	64.	1.00	3							384,075		384,100

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	Colonial			Full Bath: 1	Rating: Good			OF=BMT SINK.													
Sty Ht: 2	2 - 2 Story			A Bath: 2	Rating: Very Good																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																
Foundation: 1	- Concrete			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating:																
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																
Sec Wall:		%		OthrFix: 1	Rating: Average																
Roof Struct: 1	- Gable			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good																
Color: BEIGE				A Kits:	Rating:																
View / Desir:				Frpl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C+ - Average (+)				CONDOS INFORMATION																	
Year Blt: 1957	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict: G16		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal 2	- Plaster			Functional:		%		Interior:		1	8	3	M								
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%		Baths:													
Sec Floors:		%		Total:	4.6 %			Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 130.00				Heating:													
Bsmnt Gar:				Size Adj.: 1.17290831				General:													
Electric: 3 - Typical				Const Adj.: 0.93990600				COMPARABLE SALES													
Insulation: 1 - Typical				Adj \$ / SQ: 143.315				Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext: S				Other Features: 114881																	
Heat Fuel: 2 - Gas				Grade Factor: 1.10																	
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC: 100		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 508212																	
% Com Wal		% Sprinkled		Depreciation: 23378																	
				Depreciated Total: 484834																	
				WtAv\$/SQ: 130.00																	
				AvRate: 143.315																	
				Ind.Val: 143.315																	
				Juris. Factor: 1.00																	
				Before Depr: 157.65																	
				Special Features: 0																	
				Final Total: 484800																	
				Val/Su Net: 160.96																	
				Val/Su SzAd: 241.43																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 039-0-0001-0004.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:													Total Special Features:							
														Total:							